

**CITY PLAN AND ZONING COMMISSION
CITY OF DAVENPORT, IOWA**

**TUESDAY OCTOBER 31, 2017 • 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA**

MINUTES

PUBLIC HEARING AGENDA

OLD BUSINESS –

NEW BUSINESS –

Next Public Hearing:

Tuesday, November 14, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall –
226 West 4th Street.

REGULAR MEETING AGENDA

The regular meeting was called to order at 5:00 P.M. there was no public hearing.

I. Roll Call of the Membership

Present: Connell, Hepner, Inghram, Kelling, Lammers, Maness, Quinn, Reinartz and Tallman

Excused: Martinez and Medd

Absent:

Staff: Flynn, Leabhart and Wille

II. Report of the City Council Activity

III. Secretary's Report October 17, 2017 meeting minutes were approved

IV. Report of the Comprehensive Plan Committee

1. Case No. CP17-01: Request of the City of Davenport – CPED to adopt the Scott County Multi-Jurisdictional Hazard Mitigation Plan and add it as an element to Davenport 2025: Comprehensive Plan for the City. The draft plan and the 2013 plan documents may found at the following link:

<https://www.scottcountyiowa.com/planning/hazard-mitigation-plan>

Findings:

- The City of Davenport first adopted a Hazard Mitigation Plan in 2003 and this plan acts as an update to the 2007 Pre-Disaster Mitigation Plan.
- The adopted disaster mitigation plan is required for Davenport to receive federal grant funds for disaster mitigation and recovery.
- This is a first step to integrate hazard mitigation into the full range of community planning activities thereby increasing the public's awareness.

- As an element of Davenport 2025 the plan becomes the basis for a more comprehensive hazard/environmental element in future comprehensive plans.

City staff recommends that the Plan and Zoning Commission forward case CP17-01 to the City Council with a recommendation for adoption of the Scott County Multi-Jurisdictional Hazard Mitigation Plan and place it as an element of the *Davenport 2025: Comprehensive Plan of the City*.

A motion by Tallman, seconded by Connell, to forward case CP17-01 to the City Council with a recommendation for adoption of the Scott County Multi-Jurisdictional Hazard Mitigation Plan and place it as an element of the *Davenport 2025: Comprehensive Plan of the City* was unanimously approved: 8-yes, 0-no and 0-abstention

V. Zoning Activity

A. Old Business –

1. Case No. REZ17-08: Request of Aaron Christopher on behalf of Palmer College of Chiropractic to rezone 38.65 acres, more or less, generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: “R-4” Moderate Density Dwelling District, “R-6M” High Density Dwelling District, “C-O” Office-Shop District, “C-1” Neighborhood Commercial District, “C-2” General Commercial District, “C-4” Central Business District and “M-1” Light Industrial District to “PID” Planned Institutional District.

This case remains tabled (no action necessary).

B. New Business -

VI. Subdivision Activity

A. Old Business –

B. New Business –

VII. Other Business – Development discussion

VIII. Future Business – Preview of items for the November 14th public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

- Case No. FPV17-01: Request of 321 Partners LLC for a floodplain variance at 321 East 2nd Street to allow a historic exemption to floodplain regulations. The developer is proposing a substantial improvement/renovation to allow a mixed-use (commercial-residential) building.

IX. Communications (Time open for citizens wishing to address the Commission on matters not on the established agenda)

X. Adjourn – the meeting was adjourned at approximately 5:25 p.m.

- *Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days’ time this agenda item is to be construed as approved by the Commission.*
- *Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.*

- *A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.*

Next Public Hearing/Regular Plan & Zoning Meeting:

Tuesday, November 14, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

Report of City Council Activity

October 25, 2017 Meeting –